



# Town of Lexington - FY 2018-FY 2022 Capital Improvement Projects

**Project Name:** Town Pool Renovation **Date:** 30-Aug-05  
**Project ID Number:** 283 **Revision Date:** 26-Sep-16  
**Submitted By:** Peter Coleman **Department:** Recreation **Priority:** 1  
**First Year Submission?** ☐ **Phone #:** (781) 698-4803 **E-mail:** pcoleman@lexingtonma.gov

## Description of Project:

The Recreation Committee is requesting \$1,620,000 in FY2018 for the implementation of Phase III of a multi-phased program of renovations to the Irving H. Mabee Pool Complex. The phased approach was identified in the Engineering Consultant's Study completed in FY2008 by Bargmann Hendrie and Archetype. The design and engineering costs and construction/bid documents associated with Phase III were appropriated in FY2017. As part of the design and engineering work, the consultant will complete a mini-audit of the facility and provide the Town with an updated cost estimate for the construction of Phase III in November 2016.

The implementation of Phase III will include replacing the filtration systems, which are beyond their life expectancy, as well as other work necessary for the successful operation of the Irving H. Mabee Town Pool Complex to continue in the future. The building will have to be enlarged in order to accommodate four new filtration systems. The Garrity, Main/Lap, and Diving Pools share a common filter system. The Department of Public Health regulations have changed over the years and replacement of the filtration system will now require each pool to have its own filter to be in compliance with the current regulation. By having the pools on a common filter, if a situation occurs that warrants closing a pool, all three pools must be closed. Phase III of the project will also include a reconfiguration of the Wading Pool with the inclusion of new amenities such as water spray features which will help attract families with young children to the facility.

Replacement of the filtrations system is a large undertaking and this project would include the following work:

- Expansion of the filter room (an addition to the building is required)
- Replacement of piping between existing surge tank and filter room (Main and Dive Pools)
- Replacement of piping between Garrity Pool and filter room
- Removal and replacement of concrete decks to access piping
- Upgrade of electrical service to 600 Amps required for new filtration systems

In addition, the results of the pool facility audit recommended the following:

- Reconfiguration of the Wading Pool and installation of new water spray features
- Replacement of the existing roof
- Replastering of the Wading, Main, and Dive Pools
- Replacement of the three diving boards
- Reconfiguration of the three one-meter diving board rails (which do not meet code)
- Installation of new lifeguard chairs
- Replacement of the fencing with new black vinyl-coated chain link fencing and gates
- Resetting of the copings for the Wading Pool
- Installation of a new shade structure

Pending the approval of Town Meeting, the contract for this project will be awarded in May 2017. The construction would begin as soon as the facility closes in early September 2017. The project would continue through the fall and winter and is scheduled to be completed in May 2018. This would ensure that none of the Town Pool operations are interrupted as the facility is scheduled to open in June 2018 for the 2018 season.

## Justification/Benefit:

The Irving H. Mabee Pool Complex is a heavily used recreation facility during the summer. Attendance at the Center Pool Complex averages 75,000 people each summer. While the facility continues to operate safely, the filtration system was last updated in 1980. The consultant's report provided the Town with a detailed list of recommended upgrades and repairs needed, thus allowing the Town to plan and budget the upgrades and repairs effectively and responsibly. With each year, the efficiency and effectiveness of the filtration systems and chlorinators decreases. Repairs become more costly as the filtration system breaks down more frequently. The improvements to the filtration system will bring the system into compliance. Funding was approved in 2010 for Phase I and 2011 for Phase II. Phase I and Phase II are complete. Funding for the design/engineering costs associated with Phase III was approved in 2016.

## Impact if not completed:

If immediate needs are not identified and addressed, the pool may need to be closed for an extended period of time during the peak season, thus affecting the residents and decreasing revenues.

## Timeframe:

2017-2018

## Replace. Freq:

30 Years

## Stakeholders:

Residents, Non-Residents, Recreation & Community Programs, DPW, Health Department, Lexington Public Schools



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## Operating Budget Impact:

Repairs to the filtration system and plumbing system has become an annual occurrence which impacts the operating budget.

## Cost Analysis:

**Funding Source:** ☐ Levy ☒ CPA ☐ Revolving ☐ State Aid ☐ Water ☐ Sewer ☐ Recreation ☐ Private ☐ Other

## Capital Funding Request

283	2018	2019	2020	2021	2022	Totals
Site Acquisition	\$0	\$0	\$0	\$0	\$0	\$0
Design/Engineer	\$0	\$0	\$0	\$0	\$0	\$0
Construction	\$1,500,000	\$0	\$0	\$0	\$0	\$1,500,000
Equipment	\$0	\$0	\$0	\$0	\$0	\$0
Contingency	\$120,000	\$0	\$0	\$0	\$0	\$120,000
<b>Totals</b>	<b>\$1,620,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,620,000</b>
<b>CPA Amt. Req.</b>	<b>\$1,620,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	

Recurring Cost

\$0.00

Maintenance Cycle

1 Years

CPA Purpose
<input type="radio"/> Open Space
<input checked="" type="radio"/> Recreation
<input type="radio"/> Historic
<input type="radio"/> Housing

## Basis of Cost Projection:

The initial cost estimate is based on the Pool Facility Audit completed by Bargmann Hendrie + Archetype, Inc. in February 2008. It was updated in the spring of 2015. Contingency is based on 8%.